

Panaji, 1st November, 2024 (Kartika 10, 1946)

SERIES I No. 31



OFFICIAL GAZETTE

GOVERNMENT OF GOA

PUBLISHED BY AUTHORITY

NOTE

There are four Extraordinary issues to the Official Gazette, Series I No. 30 dated 24-10-2024, namely:—

- (1) Extraordinary dated 24-10-2024 from pages 1303 to 1304, Corrigendum and Notification from Department of Finance & Department of Transport respectively.
- (2) Extraordinary (No. 2) dated 24-10-2024 from pages 1305 to 1310, Notifications from Department of Law regarding Goa Erection of Shacks on Public Beaches (Regulation and Control) Act, 2024 & the Goa (Verification of Tenants) Act, 2024.
- (3) Extraordinary (No. 3) dated 30-10-2024 from pages 1311 to 1318, Order from Department of Revenue regarding Fixation of land rates.
- (4) Extraordinary (No. 4) dated 30-10-2024 from pages 1319 to 1343, Notifications from Department of Finance regarding GST.

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GOVERNMENT OF GOA

Department of Housing

Notification

2/58/2015/HSG

The following draft Rules which the Government of Goa proposes to make in exercise of the powers conferred by sub-sections (1) and (2) of Section 128 read with Section 58 of the Goa Housing Board Act, 1968 (Act No. 12 of 1968), so as to further amend the Goa Housing Board (Registration, Allotment and Sale of Plots) Rules, 2016, are hereby pre-published as required by sub-section (1) of Section 128 of the said Act for the information of all persons likely to be affected thereby and notice is hereby given that the said draft Rules shall be taken into

consideration by the Government after expiry of the period of fifteen days from the date of publication of this Notification in the Official Gazette.

All objections and/or suggestions to the said draft Rules may be forwarded to the Joint Secretary (Housing), Department of Housing, Government of Goa, Secretariat, Porvorim- Goa, before the expiry of said period of fifteen days so that they may be taken into consideration at the time of finalization of the said draft Rules.

DRAFT RULES

In exercise of the powers conferred by sub-sections (1) and (2) of section 128 read with section 58 of the Goa Housing Board Act, 1968 (Act No. 12 of 1968), and all other powers enabling it in this behalf, the Government of Goa hereby makes the

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following rules so as to further amend the Goa Housing Board (Registration, Allotment and Sale of Plots) Rules, 2016, namely:—

1. Short title and commencement.— (1) These rules may be called the Goa Housing Board (Registration, Allotment and Sale of Plots) (Second Amendment) Rules, 2024.

(2) They shall come into force on the date of their final publication in the Official Gazette.

2. Amendment of rule 2.— In rule 2 of the Goa Housing Board (Registration, Allotment and Sale of Plots) Rules, 2016 (hereinafter referred to as the "principal Rules"),—

(i) clause (c) shall be omitted;

(ii) after clause (ai), the following clause shall be inserted, namely:—

"(aj) "scrutiny committee" means scrutiny committee as specified in rule 11;".

3. Amendment of rule 3.— In rule 3 of the principal Rules, in sub-rule (2), the words "disposed on outright sale", the expression disposed on outright sale at the rate fixed for auction category as per rule 4" shall be substituted.

4. Amendment of rule 4.— In rule 4 of the principal Rules, following rule shall be substituted, namely:—

“4. Fixation of plot price.— The Board shall fix the minimum price per sq. mt. of a plot including the minimum price per sq. mt. for auction category by taking into consideration the rates fixed by the Revenue Department for a particular land including the development charges involved in the development of the land for the purpose of arriving at fixation of price of plot. Such price per sq. mt. shall be final and binding on the allottee".

5. Amendment of rule 6.— In rule 6 of the principal Rules, in clause (A), in sub-clause (1), item (c) shall be omitted.

6. Amendment of rule 9.— In rule 9 of the principal Rules, in sub-rule (1), for the figures "15", the figures "20" shall be substituted.

7. Amendment of rule 10.— In rule 10 of the principal Rules, for sub-rule (3), the following sub-rule shall be substituted, namely:—

"(3) In case of allotment of plots under lot, only those applicants who have been qualified from the first draw of lot for the allotment of plot shall submit the self-attested copies of the documents including original Affidavit indicated in Form I hereto to the Board before the date of scrutiny for allotment of plot under lot, failing which, his/her application shall be liable for rejection and 5% of initial deposit shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest."

8. Amendment of rule 11.— In rule 11 of the principal Rules, for the words "Allotment Committee", wherever they occur, the words "Scrutiny Committee" shall be substituted.

9. Amendment of rule 12.— In rule 12 of the principal Rules,—

(i) in sub-rule (6), for the words "Allotment Committee" the words "Scrutiny Committee" shall be substituted;

(ii) for sub-rule (8), the following sub-rule shall be substituted, namely:—

"(8) A draw for the allotment of plots shall be held in the presence of Managing Director, Housing Engineer and Chief Accounts Officer of the Board at the place, date and time fixed by the Managing Director and the plan showing plot number, area, etc. shall be displayed".

10. Amendment of rule 13.— In rule 13 of the principal Rules,—

- (i) in sub-rule (2), for the word "three", the word "five" shall be substituted;
- (ii) in sub-rule (3) (a), for the figures "60", the figures "90" shall be substituted;
- (b) in the proviso, for the figures "110", the figures "140" shall be substituted.

11. Amendment of rule 14.— In rule 14 of the principal Rules,—

- (i) for sub-rule (2), the following sub-rule shall be substituted, namely:—

"(2) The Scrutiny Committee shall scrutinize all the applications within 30 days after the expiry of the last date for submission of application and the list of the applicants who are eligible to participate in the auction shall be displayed. If any applicant is found to be ineligible, his application shall be liable for rejection and 5% initial deposit shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest.";

- (ii) for sub-rule (6), the following sub-rule, shall be substituted, namely:—

"(6) There shall be at least two applicant bidders present for the auction/ /e-auction proceedings for each plot, failing which, the bidding shall defer on maximum two occasions.".

12. Substitution of rule 15.— For rule 15 of the principal Rules, the following rule shall be substituted, namely:—

"15. Conditions for payments of auction consideration.— (1) The highest bidder shall be declared as successful and order of allotment shall be issued in Form V hereto to the successful bidder of a plot. The allottee shall pay the full consideration of the plot within a period of 90days from the date of receipt of the order of allotment,

failing which, the order shall stand cancelled without any further notice and 5% of the initial deposit of the applicant shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest:

Provided that for residential plots, before the expiry of the said period of 90days, if an application is made to the Managing Director for extension of time for making payment by stating reasons for non-payment, the Managing Director, by recording his reasons in writing, may extend the said period by 25 days for payment of full consideration subject to payment of penal interest of 2% on the entire amount and may further extend the said period by another 25 days by charging 5% penal interest on entire amount. No further extension shall be granted beyond 140 days and the plot shall revert to the Board forfeiting 5% of the initial deposit and the balance amount shall be refunded to the applicant without any interest.

(2) The allottee shall convey his/her acceptance of order of allotment of plot in Form VI hereto within 5 working days to the Board."

(3) A sale letter shall be issued in Form VII, Form VIII and Form VIII-A hereto, as the case may be, only on full payment of consideration and the possession of the plot shall be handed over to the allottee.

(4) The Scheme shall be declared closed by the Managing Director as soon as the entire allotment process is over."

13. Amendment of rule 16.— In rule 16 of the principal Rules.— (i) for sub-rule (i), the following sub-rule shall be substituted, namely:—

"(1) The allottee shall construct a residential house/bungalow with a compound wall over the allotted plot within

a period of three years from the date of issue of a sale letter, failing which, the plot shall be reverted to the Board and the consideration shall be refunded to the allottee after forfeiting the entire initial deposit without any interest thereof:

Provided that on an application made in this behalf stating specific reasons, one month before expiry of period specified hereunder, to the Board, the Secretary/Managing Director of the Board may extend the period to construct a house to a maximum period of ten years on payment of penalty for delayed construction as under:

- (a) After 3rd year but upto 5th year — 3% of the total consideration of the plot.
- (b) After 5th year but upto 7th year — 4% of the total consideration of the plot.
- (c) After 7th year but upto 8th year — 5% of the total consideration of the plot.
- (d) After 8th year but upto 10th year — 10% of the total consideration of the plot";;

(ii) for sub-rule (2), the following sub-rule shall be substituted, namely:—

"(2) The extension of time beyond 10th year but upto 12th year shall vest with the Government subject to the payment of penalty at the rate of 15% of the total consideration of the plot:

Provided the allottee shall make a representation for an extension with specific reasons before one month of the expiry period of 10th year to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained:

Provided that the penalty for delayed construction shall be applicable till the date of issue of completion certificate by the competent authority."

14. *Amendment of rule 17.*— In rule 17 of the principal Rules,

- (i) in the heading the words "or commercial" shall be omitted;
- (ii) for sub-rule (1), the following sub-rule shall be substituted, namely,—

"(1) The allottee shall abide by all construction norms, rules, regulations, etc. inforce and complete the building with a compound wall over the allotted plot, within a period of three years from the date of receipt of sale letter, failing which, the plot shall be reverted to the Board and the consideration shall be refunded to the allottee after forfeiting the entire initial deposit without any interest:

Provided that on an application made in this behalf stating specific reasons one month before expiry of 3rd year to the Board, the Secretary/Managing Director of the Board may extend the period of construction to a maximum period of ten years on payment of penalty for delayed construction as under:

- (a) After 3rd year but upto 5th years 6% per annum of the total consideration of the plot.
- (b) After 5th year but upto 7th years 9% per annum of the total consideration of the plot.
- (c) After 7th year but upto 8th years 11% per annum of the total consideration of the plot.
- (d) After 8th year but upto 10th years 13% of the total consideration of the plot.";

(iii) for sub-rule (2), the following sub-rule shall be substituted, namely,—

“(2) The extension of time beyond 10th year but upto 12th year shall vest with the Government subject to the payment of penalty at the rate of 15% of the total consideration of the plot:

Provided the allottee shall make a representation for an extension with specific reasons before one month of the expiry period of 10th year to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained.”;

(iv) in sub-rule (3), for the figures “10”, the figures “12” shall be substituted.

15. *Amendment of rule 18.*— In rule 18 of the principal Rules,— (i) for sub-rule (2) the following sub-rule shall be substituted, namely:—

“(2) After expiry of five years from the date of submission of Occupancy Certificate to the Board under sub-rule (1), the Board shall execute Conveyance Deed towards the transfer of the allotted residential plot to allottee. Incase of institutional plots on completion of the building and on production of occupancy certificate, the Board shall execute Conveyance Deed towards the transfer of the plot in favour of the institution. The allottee shall get the Conveyance Deed registered in the office of the concerned Sub-Registrar and furnish the registration details to the Board within a period of fifteen days from the date of registration of Conveyance Deed. The fees payable to the advocate for drafting and registration of such Conveyance Deed and the expenditure in respect of the stamp duty, registration charges and any other charges and levies imposed by the Government, shall be borne by the allottee.”;

(ii) after sub-rule (2), the following sub-rule shall be inserted, namely:—

“(3) In case of commercial plots, conveyance deed can be executed subject to the following conditions:

(i) The allottee shall obtain technical clearance from the Town and Country Planning Department and Construction Licence from the Panchayat/Municipality for the proposed project within 3 years from the date of Sale Letter, failing which the property shall be reverted to Board, unless the period is extended by the Board upon payment of the following amounts to the Board, namely:—

(a) After 3rd year but upto 5th year, 3% on the sale consideration on each year of extension;

(b) After 5th year but upto 7th year, 4% on the sale consideration on each year of extension;

(c) After 7th year but upto 8th year, 5% on the sale consideration on each year of extension.

(ii) The extension of time beyond 8th year but upto 10th year may be granted by the Government subject to the payment of penalty at the rate of 10% of the total consideration of the plot per year.

(iii) The allottee shall make a representation for extension with specific reasons before expiry of the period to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained.”.

16. *Amendment of Form-V.*— For Form-V appended to the principal Rules, the following form shall be substituted, namely:—

FORM-V

[See rule 13(1) and rule 15(1)]

ORDER OF ALLOTMENT

In exercise of the powers conferred by sub rule (1) of rule 13 and sub rule (1) of rule 15 of the Goa Housing Board (Registration, Allotment and Sale of Plots) Rules, 2016, Shri/Smt./Kum./M/s. _____ is hereby allotted Plot No. _____ admeasuring an area of _____ sq. mts., surveyed under Survey No. _____ of Village _____ /Chalta No. _____ of PT. Sheet No. _____ of City of _____, at _____ under draw/auction/e-auction category.

Shri/Smt./Kum./M/s. _____ shall convey his/her acceptance in Form VI within 5 working days and should remit the consideration of the plot within 90 days as per the calculation sheet appended hereto, on receipt of this order, failing which, the Order of Allotment shall stand cancelled without any further notice and 5% of the initial deposit of the applicant shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest.

Managing DirectorTo,

_____Copy to:

17. Amendment of Form-VII.— For Form-VII appended to the principal Rules, the following form shall be substituted, namely:—

FORM- VII

SALE LETTER

[See rule 13(5) and rule 15(3)]

To,

Sir/Madam,

I am to state that Plot No. _____ admeasuring _____ sq. mts. surveyed under Survey No. _____ of Village _____ /Chalta No. _____ of PT. Sheet No. _____ of City of _____, situated at _____, _____ Taluka, District of _____ has been allotted to you for total consideration of _____ (Rupees _____ only) being at the rate of Rs. _____ per sq. mts. for construction of residential house/bungalow/institutional building/commercial building alongwith compound wall. The Provisional/Final NOC has been issued by _____ Village Panchayat/Municipal Council/Corporation vide No. _____ dated _____.

The Boundaries of the Plot No. _____ are shown as follows:-

To the East:

To the West:

To the North:

To the South:

The Plot No. _____ described above is a portion of a larger property situated at _____ under Survey No. _____ acquired under Land Acquisition Act, 1894 (Act 1 of 1894) _____ vide Award No. _____ dated _____ /purchased vide Deed of Sale dated _____.

The allottee shall adhere and comply with all the terms and conditions as per the Goa Housing Board Act/Rules/Scheme in force.

The order of allotment for all intents and purpose shall be legal documents to enable the allottee to construct a single family residential house/bungalow/institutional building/commercial building alongwith compound wall on the allotted plot till the execution of Conveyance Deed in respect of the said plot. The allottee shall submit the drawing/plan of construction including the compound wall of allotted plot, in accordance with the terms and conditions indicated herebelow and obtain No Objection Certificate from the Goa Housing Board, before submitting the same to local authorities for approval.

The allotment of plot shall be subject to the following conditions:

(1) The allottee shall construct a residential house/bungalow/institutional building/commercial building alongwith compound wall over the allotted plot within a period of three years from the date of a sale letter, failing which, the plot shall be reverted to the Board and the consideration shall be refunded to the allottee after forfeiting the entire initial deposit without any interest thereof.

Provided that on an application made in this behalf stating specific reasons before one month of expiry of 3rd year to the Board, the Secretary/Managing Director of the Board may extend the period to construct a house to a maximum period of 10th year on payment of penalty for delayed construction as under:

- (a) After 3rd year but upto 5th year — 3% of the total consideration of the plot.
- (b) After 5th year but upto 7th year — 4% of the total consideration of the plot.
- (c) After 7th year but upto 8th year — 5% of the total consideration of the plot.
- (d) After 8th year but upto 10th year — 10% of the total consideration of plot.

(2) The extension of time beyond 10th year but upto 12th year shall vest with the Government subject to payment of penalty at the rate of 15% of the total consideration of the plot.

Provided the allottee shall make a representation for an extension with specific reasons before one month of the expiry period of 10th year, to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained.

(3) In no circumstance, extension beyond 12 years shall be granted and plot shall revert to the Board on as is where is basis and in such eventuality no appeal shall be entertained.

(4) The allottee shall prepare the construction plan of a single family residential dwelling house/bungalow/institutional building/commercial building considering the aesthetic point of view, ground coverage, control of height and roof, on the basis of Floor Area Ratio as specified by the Board as under:

- (a) For the plot area upto 300 sq. mts., the minimum ground coverage should be 30%;
- (b) For the plot area above 300 sq. mts. and upto 400 sq. mts., the minimum ground coverage should be 25% or 90 sq. mts., whichever is higher.
- (c) For the plot area above 400 sq. mts., the minimum ground coverage should be 20% or 100 sq. mts., whichever is higher.

(5) Allottee shall obtain "No Objection Certificate" from the Board before submission of construction plan to the licensing authorities. An affidavit stating that the construction is for a single family residential dwelling house/bungalow/institutional building/commercial building shall be submitted in Form IX.

(6) The construction of residential house/bungalow/institutional building/commercial building shall be in accordance with the plans approved by the Town and Country Planning Department/Planning and Development Authority, Municipal Council or the Village Panchayat, as the case may be, under the Rules and Regulations in force in the locality concerned.

(7) On breach of any of the terms and conditions, penalty at the rate of 5% on the total consideration of plot shall be levied to such allottees.

(8) (a) The allottee shall after completion of the construction of residential house/bungalow or an institutional building or a commercial building alongwith compound wall, obtain Occupancy Certificate from the competent authority and submit the same to the Board within a period of 60 days from the date of obtaining such Occupancy Certificate, failing which, a penalty shall be imposed as specified by the Board from time to time.

(b) After expiry of five years from the date of submission of Occupancy Certificate to the Board under sub-rule (1), the allottee may apply to the Board for the execution of Conveyance Deed towards the transfer of the allotted plot to him. The allottee shall get the Conveyance Deed registered in the office of the concerned Sub-Registrar and furnish the registration details to the Board within a period of fifteen days from the date of registration of Conveyance Deed. The fees payable to the advocate for drafting and registration of such Conveyance Deed and the expenditure in respect of the stamp duty, registration charges and any other charges are levies imposed by the Government, shall be borne by the allottee.

(9) The allottee shall not object for carrying out any development by the Board on the balance area of the sector as per the permissible FAR as and when required.

(10) The allottee shall not cause any obstruction to an official, duly authorized by the Board in discharging his/her duties in connection with the matter arising out of the management of the property.

Yours faithfully,

Managing Director

18. *Amendment of Form-VIII.*— For Form-VIII appended to the principal Rules the following form shall be substituted, namely:—

FORM VIII
SALE LETTER
[See rule 15(3)]

No.
Goa Housing Board,
Government of Goa,
Alto-Betim, Porvorim – Goa.
Dated:

To

Sir/Madam,

I am to state that the Plot No. _____ admeasuring _____ sq. mts. situated at _____, _____ Taluka, District of _____ has been allotted to you for total consideration of Rs. _____ (Rupees _____ only) being at the rate of Rs. _____ per sq. mts. to construct for institutional purpose only. The Provisional/Final NOC has been issued by _____ Village Panchayat/Municipal Council/Corporation vide No. _____ dated _____.

The Boundaries of the Plot No. _____ are shown as follows:-

To the East:

To the West:

To the North:

To the South:

The Plot No. _____ described above is a portion of larger property situated at _____ under Survey No. _____ acquired under the Land Acquisition Act, 1894 (Act 1 of 1894) vide Award No. _____ dated _____.

The allottee shall adhere and comply with all the terms and conditions as per the Goa Housing Board Act/Rules/Scheme in force.

The order of allotment for all intends and purpose shall be legal documents to enable the allottee to construct for institutional purpose only on the allotted plot till the execution of Conveyance Deed in respect of the said plot. The allottee shall submit the drawing/plan of construction including the compound wall of the allotted plot, in accordance with conditions indicated here below and obtain "No Objection Certificate" from the Goa Housing Board, before submitting the same to the local authorities for approval.

The allotment of plot is subject to the following conditions:

(1) The allottee shall construct premises over the allotted plot within a period of three years from the date of a sale letter, failing which the plot shall be reverted to the Board and the consideration shall be refunded to the allottee after forfeiting the entire initial deposit without any interest:

Provided that on an application made in this behalf stating specific reasons one month before expiry of 3rd year to the Board, the Secretary/Managing Director of the Board may extend the period of construction to a maximum period of ten years on payment of penalty for delayed construction as under:

- (a) After 3rd year and less than 5 years — 6% per annum of the total consideration of the plot.
- (b) After 5th year and less than 7 years — 9% per annum of the total consideration of the plot.
- (c) After 7th year and less than 8 years — 11% per annum of the total consideration of the plot.
- (d) After 8th year and less than 10 years — 13% of the total consideration of plot.

(2) The extension of time beyond 10th year and upto 12th year shall vest with the Government subject to the payment of penalty @ 15% per annum of the total consideration of the plot:

Provided the allottee shall make a representation for an extension with specific reasons before one month of the expiry period of 10th year to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained.

(3) In no circumstance, extension beyond 12 years shall be granted and plot shall revert to the Board on as is where is basis and in such eventuality no appeal shall be entertained.

The allottee shall not claim any compensation in such eventuality. The coverage of the building shall not be less than 20% of the allotted plot area and the allottee shall obtain a No Objection Certificate from the Board before submission of the construction plans to the licensing authority. On breach of these conditions, a penalty @ 5% on total consideration of the plot shall be levied to such allottee. Also, if any other permission is required from the Board for construction, the allottee shall apply for the same.

(4) An affidavit stating that the construction is for institutional purpose only shall be submitted in Form X.

(5) That, the plot allotted shall be utilized for the institutional purpose only.

(6) The allottee shall not be entitled to divide or sell or transfer the plot allotted in favour of any other third party. The construction of building shall be in accordance with the plans approved by the Town and

Country Planning Department/Planning and Development Authority, Municipality or the Village Panchayat, as the case may be, under the Rules and Regulations in force in the locality concerned.

(7) The allottee shall complete the construction along with the compound wall before obtaining Occupancy certificate.

(8) The allottee shall apply for the execution of Conveyance Deed towards the transfer of the allotted plot within 60 days from the date of Occupancy certificate from the competent authority. The Board shall execute a Conveyance Deed after inspecting the construction and the institution shall get it registered with the concerned Sub-Registrar failing which, a penalty shall be imposed as specified by the Board from time to time.

(9) The allottee shall not object for carrying out any development by the Board on the balance area of the sector as per the permissible FAR as and when required.

(10) The allottee shall not cause any obstruction to an official, duly authorized by the Board so as to create difficulties, in the discharge of his/her duties in connection with the matter rising out of the management of the property.

(11) If it is found at any stage that the applicant has given false information or has suppressed any material facts or has committed breach or contravened any of the conditions of these rules, the application shall be rejected and the allotment of plot, if already made shall stand cancelled without prejudice to the right of the Board to take any other action under the law in force.

(12) On breach of any other terms and conditions of allotment, a penalty @ 5% on the total consideration of plot shall be levied to such allottee.

Yours faithfully,

Managing Director

19. *Insertion of new Form VIII-A.*— After Form VIII appended to the principal Rules, the following form shall be inserted, namely:—

"FORM VIII-A

Sale Letter

[See rule 15(3)]

No.

Goa Housing Board,
Government of Goa,
Alto-Betim, Porvorim – Goa.
Dated:

To

Sir/Madam,

I am to state that the Plot No. _____ admeasuring _____ sq. mts. situated at _____, _____ Taluka, District of _____ has been allotted to you for total consideration of Rs. _____ (Rupees _____ only) being at the rate of Rs. _____ per sq. mts. to construct for commercial purpose only. The Provisional/Final NOC has been issued by _____ Village Panchayat/Municipal Council/Corporation vide No. _____ dated _____.

The Boundaries of the Plot No. _____ are shown as follows:-

To the East:

To the West:

To the North:

To the South:

The Plot No. _____ described above is a portion of larger property situated at _____ under Survey No. _____ acquired under the Land Acquisition Act, 1894 (Act 1 of 1894) vide Award No. _____ dated _____.

The allottee shall adhere and comply with all the terms and conditions as per the Goa Housing Board Act/Rules/Scheme in force.

The order of allotment for all intends and purpose shall be legal documents to enable the allottee to construct for commercial purpose only on the allotted plot till the execution of Conveyance Deed in respect of the said plot. The allottee shall submit the drawing/plan of construction including the compound wall of the allotted plot, in accordance with conditions indicated here below and obtain "No Objection Certificate" from the Goa Housing Board, before submitting the same to the local authorities for approval.

The allotment of plot is subject to the following conditions:

(1) The allottee shall obtain technical clearance from the Town and Country Planning Department and Construction Licence from the Panchayat/Municipality for the proposed project within 3 years from the date of Sale Letter, failing which the property shall be reverted to Goa Housing Board, unless the period is extended by the Goa Housing Board upon payment of the following amounts:

- a. After 3rd year but upto 5th year, by payment of 3% on the sale consideration on each year of extension to the Goa Housing Board;
- b. After 5th year but upto 7th year, by payment of 4% on the sale consideration on each year of extension to the Goa Housing Board;
- c. After 7th year but upto 8th year, by payment of 5% on the sale consideration on each year of extension to the Goa Housing Board.

(2) The extension of time beyond 8th year but upto 10th year may be granted by the Government subject to the payment of penalty at the rate of 10% of the total consideration of the plot per year.

(3) The allottee shall make a representation for extension with specific reasons before expiry of the period to the Board. The decision taken by the Board/Government shall be binding on the allottee and no further appeal shall be entertained."

(4) The allottee shall not object for carrying out any development by the Board on the balance area of the sector as per the permissible FAR as and when required.

(5) The allottee shall not cause any obstruction to an official, duly authorized by the Board so as to create difficulties, in the discharge of his/her duties in connection with the matter rising out of the management of the property.

(6) If it is found at any stage that the applicant has given false information or has suppressed any material facts or has committed breach or contravened any of the conditions of these rules, the application shall be rejected and the allotment of plot, if already made shall stand cancelled without prejudice to the right of the Board to take any other action under the law in force.

(7) On breach of any other terms and conditions of allotment, a penalty @5% on the total consideration of plot shall be levied to such allottee.

Yours faithfully,
Managing Director".

By order and in the name of the Governor of Goa.

Amalia O. F. Pinto, Joint Secretary (Housing).

Porvorim, 28th October, 2024.

Department of Revenue

Notification

28/1/7/2021-RD-1/1123

In pursuance of first proviso to sub-section (3) of Section 26 of the Goa Agricultural Tenancy Act, 1964 (Act 7 of 1964) (hereinafter called as the "said Act"), the Government of Goa hereby specifies protective bund in Schedule hereto for the purpose of said proviso to sub-section on (3) of Section 26 of the said Act.

SCHEUDLE

Sr. No.	Name of the Bund	Village	Taluka	Approximate area protected	Description of the Bund
1.	Khazan bund at Sawanwada/ Gaonkarwada (Teen Manas bund) near Saseshwar Temple	Sawanwada, Mayem	Bicholim	22 ha.	This bund starts from the paddy field bearing Survey No. 310/1 and ending with the paddy field bearing Survey No. 314/6. The bund runs along the creek of the river Mandovi. The length of the bund is 1600 mts. approximately.

The above Notification is subject to registration of Tenants Association before the office of competent authority in terms of Goa Agricultural Tenancy Act, 1964.

By order and in the name of the Governor of Goa.

Vrushika Kauthankar, Under Secretary (Revenue-I).

Porvorim, 24th October, 2024.

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Printed and Published by the Director, Printing & Stationery,
Government Printing Press,
Mahatma Gandhi Road, Panaji-Goa 403 001.

PRICE – Rs. 12.00

PRINTED AT THE GOVERNMENT PRINTING PRESS, PANAJI-GOA—247/100—11/2024.